

1250 PROSPECT STREET

LA JOLLA CA 92037, USA

La Jolla Cove

**UNPARALLELED
COASTAL LOCATION**

JOSH SIMMS

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MOUNTAIN WEST DEVELOPMENT

KIPP GSTETTENBAUER, CCIM

619.347.3861

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CAST
CAPITAL PARTNERS

Exceptional Ocean Views | Unrivaled Coastal Location Join George's, Blue Ocean, and More



AVAILABLE SPACES FOR LEASE

- 8,925 SF Restaurant and Patio with Panoramic Oceans Views
- 2,592 SF Office with La Jolla Cove Views
- 3,202 SF Office with La Jolla Cove Views
- 1,363 SF Retail/Office Space



SITE PLAN RENDERING



FORMER RESTAURANT SPACE

INTERIOR SPACE: 6,747 USF

PATIO SPACE: 2,178 USF

TOTAL AVAILABLE: 8,925 USF

Excellent retail location in Downtown La Jolla

Former restaurant space - 8,925 USF

Panoramic ocean views and in close proximity to La Jolla's scenic and cultural attractions, restaurants, boutiques, hotels, and more

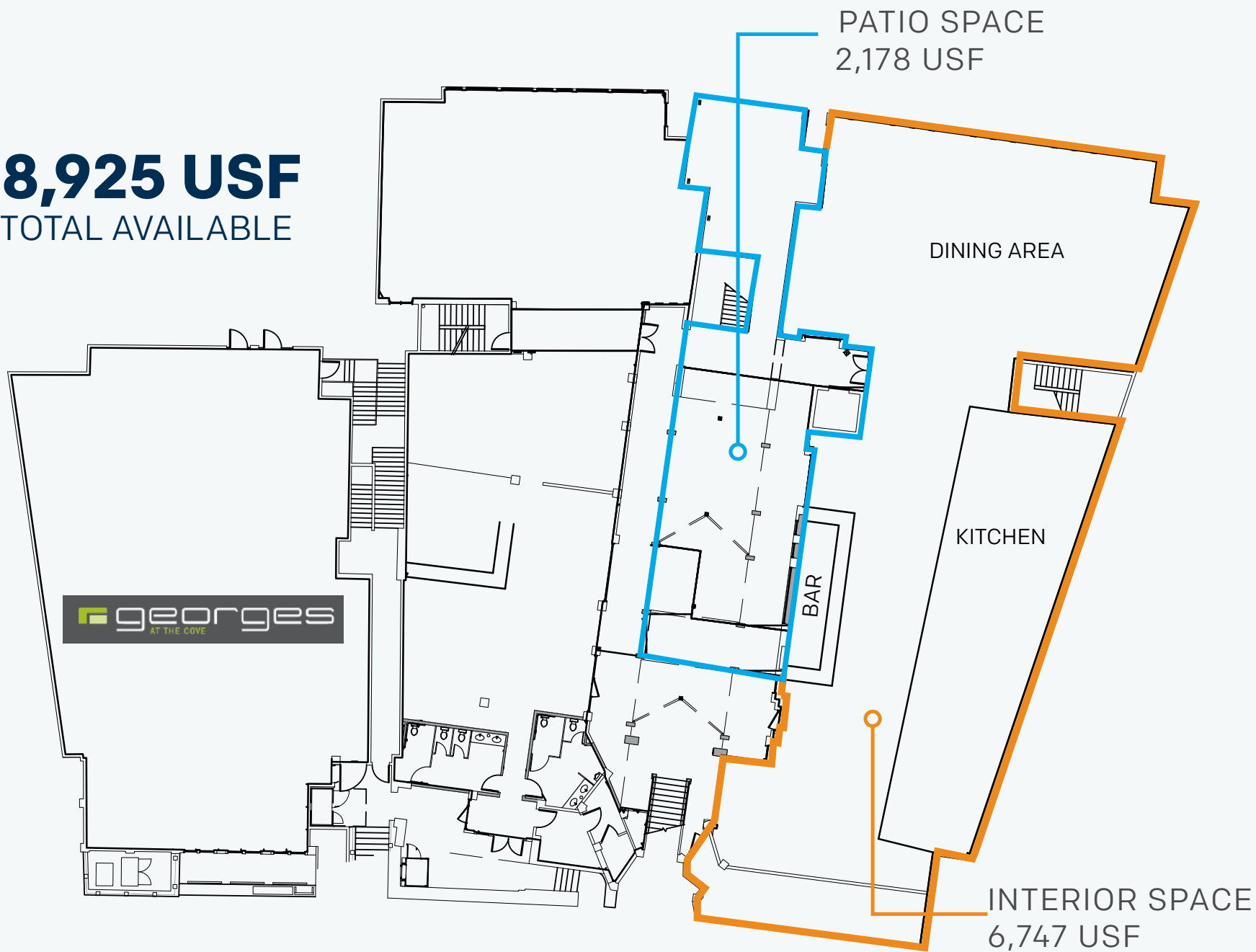
Located in the premier retail submarket in Southern California

High traffic count & pedestrian traffic

Lease Rate: Negotiable



8,925 USF
TOTAL AVAILABLE



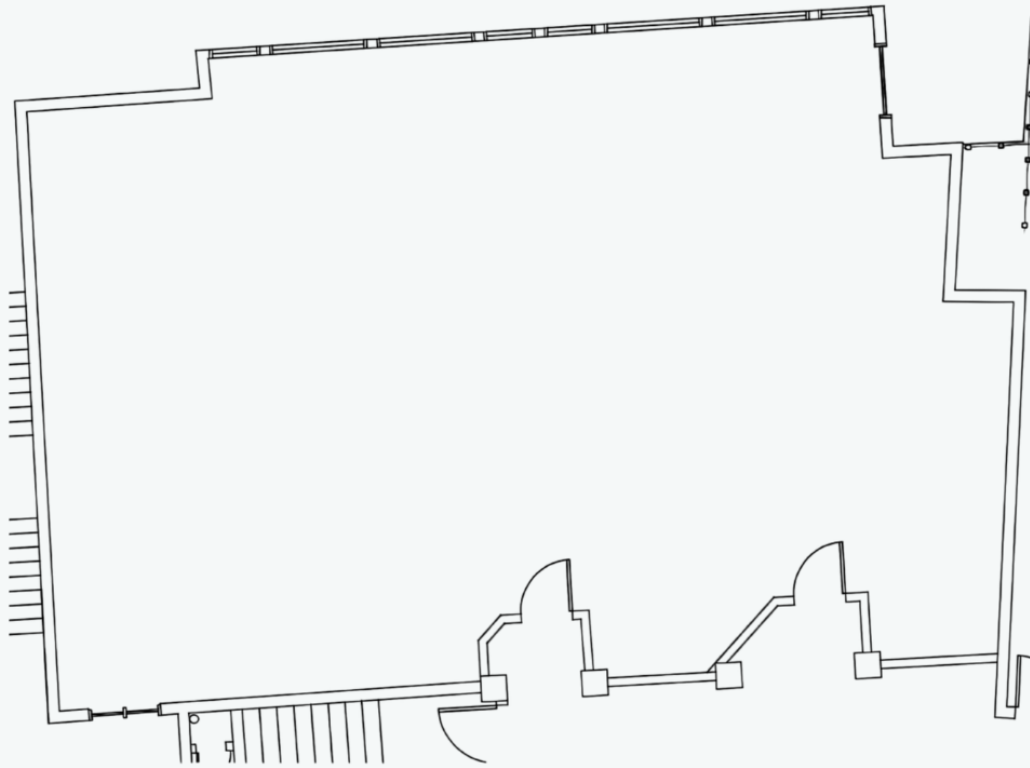




discover

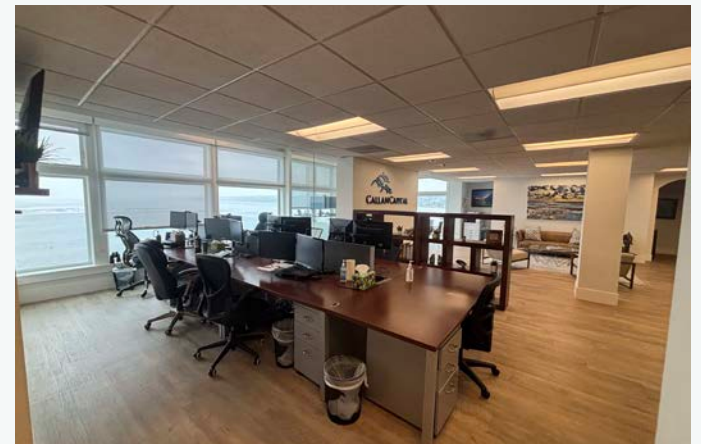
an abundance of retail amenities

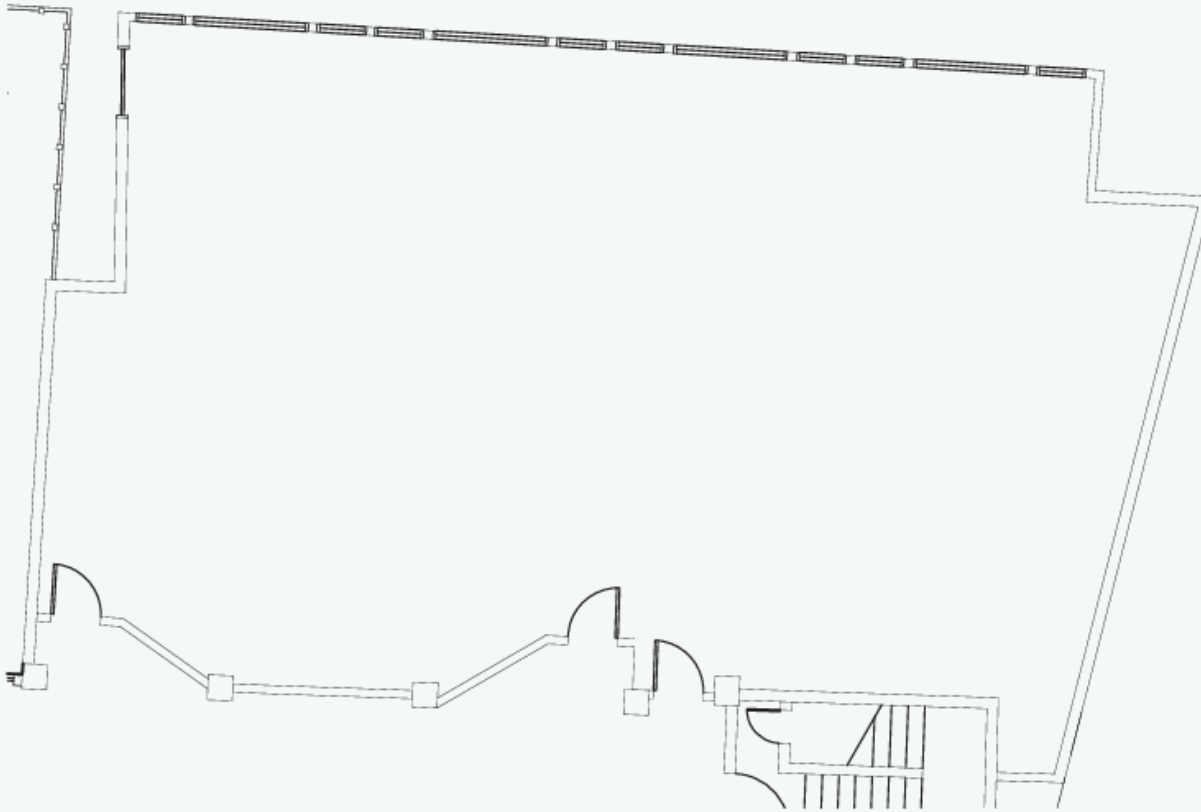




OCEAN LEVEL
OCEAN 1 & 2

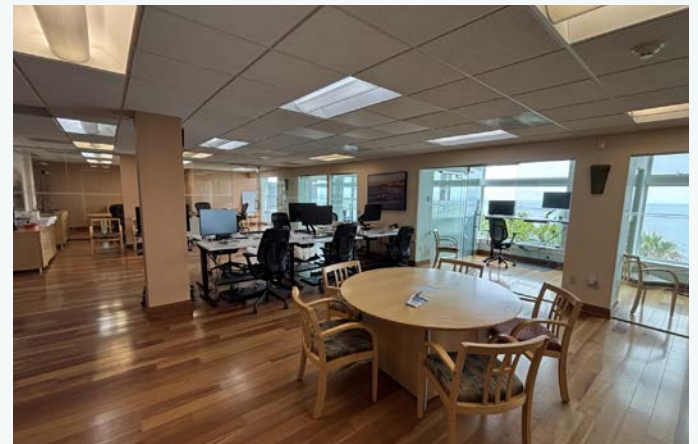
±2,592 RSF

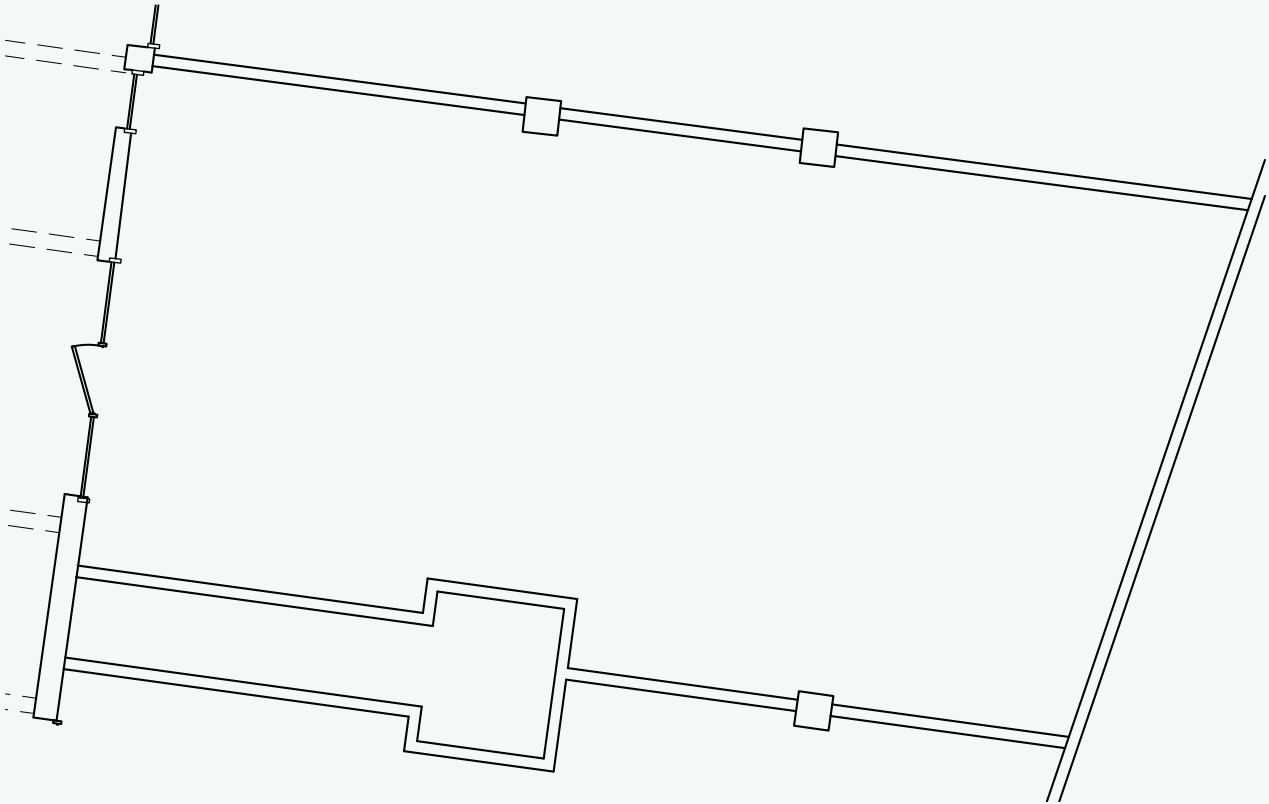




OCEAN LEVEL
OCEAN 3, 4, & 5

±3,202 RSF

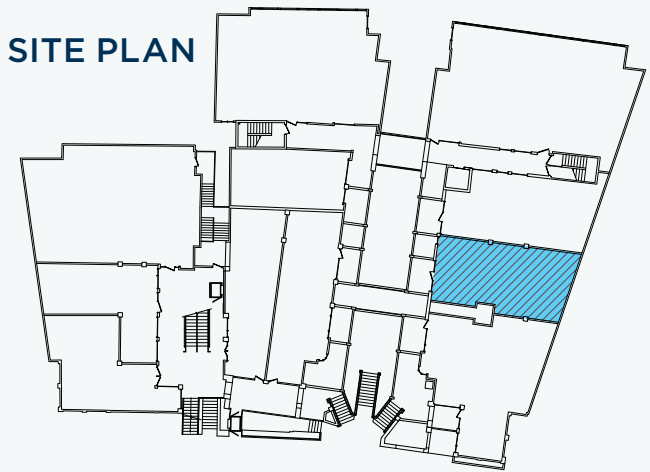




SECOND FLOOR:
C-21 RETAIL SPACE

±1,363 RSF

SITE PLAN



PROPERTY PHOTOS



AERIAL PHOTO



AERIAL PHOTO





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